



3 Lower Edge Road, Lower Edge, Elland, HX5 9PL

£330,000

**bramleys**

This 3 bedroomed extended semi-detached house that offers a perfect space for the family buyer. This property boasts a large lounge and open plan family dining kitchen space, with cloakroom wc and study to the ground floor. Having three generous DOUBLE BEDROOMS and two bathrooms, there is ample space for the whole family

The rear gardens provide a perfect space for entertaining and the open plan family living/dining/kitchen area is the heart of the home, offering a versatile space for everyday living. Having gated off road parking to the front and plenty of storage including an attached workshop to the rear.

Located in this sought-after area, close to primary school, this property is not only a beautiful home but also a convenient one for families with young children. Don't miss out on the opportunity to make this house your own.





## GROUND FLOOR:

### Entrance Hall

6'2" x 7'10" (1.89 x 2.41)

This spacious entrance hall has a built in cloaks cupboard and uPVC window to the front.

### WC

Furnished in a modern 2 piece white suite comprising a low flush wc and hand wash basin set to vanity unit and having PIR lighting.

### Kitchen Area

27'6" x 7'11" plus 14'10" x 11'3" (8.39 x 2.43 plus 4.53 x 3.43)

On entering the kitchen area is a large inner hall with doors leading to the study and main lounge. This spacious open plan kitchen is fitted with a range of matching wall and base units with complimentary working surfaces and an inset 1 1/2 bowl stainless steel sink with sider drainer and pull out mixer tap. Fitted with a built in double oven, 5 burner gas hob,

extractor canopy and there is space and plumbing for an automatic washing machine. There is a walk in pantry and a further useful storage cupboard under the staircase. The kitchen area extends through to the dining/sitting area providing a generous open plan space ideal for families with uPVC French doors and a further uPVC window onto the rear garden.

### Living Dining Area

12'5" x 8'2" (3.81 x 2.49)

The kitchen area extends through to a dining/sitting area providing a generous open plan space ideal for families with uPVC French doors and a further uPVC window onto the rear garden.

### Rear Lobby

4'9" x 9'1" (1.46 x 2.77)

Having a uPVC external door leading out to the rear garden.





### Workshop/Store

7'4" x 9'1" (2.24 x 2.77)

Currently used as a workshop and fitted with cupboards working surfaces and shelving with a uPVC window to the rear.

### Study

6'0" x 6'9" (1.83 x 2.08)

Currently presented as a study with uPVC window looking out onto the rear garden and cupboard housing the central heating boiler.

### Lounge

26'11" x 6'9" max (8.21 x 2.07 max)

A spacious lounge being dual aspect and having a patio window to the rear with door leading out to the rear garden. Having a further uPVC window to the front and 2 central heating radiators.

### Entrance Vestibule

With uPVC external door to the front, central heating radiator and staircase rising to the first floor level.

### FIRST FLOOR:

### Landing

Having inset ceiling light with PIR sensor and a loft access point.

### Master Bedroom

18'2" x 7'10" (5.56m x 2.41)

A spacious master bedroom having built in wardrobes and cupboards with inset ceiling spotlights, uPVC window to the front and central heating radiator. A door leads to the adjoining ensuite bathroom.

### En Suite Bathroom

A good sized 3 piece bathroom being part tiled and furnished in a white suite and comprising a low flush wc and hand wash basin set to vanity storage unit and a panelled bath with thermostatic rain style shower over. With uPVC window, central heating radiator and PIR lighting.

### Bedroom 2

10'11" x 12'5" (3.35 x 3.80)

Another spacious double bedroom positioned to the front of the property having built in sliding wardrobes, central heating radiator and uPVC window.

### Bedroom 3

15'7" x 8'7" (4.76 x 2.63)

Another good sized bedroom positioned to the rear of the property and having a uPVC window and central heating radiator.

### House Bathroom

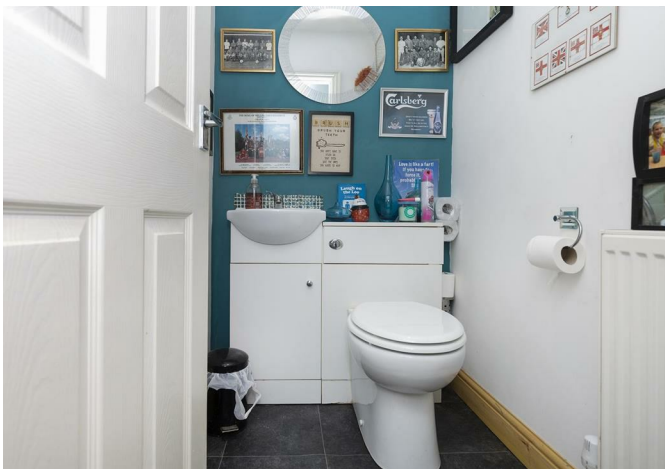
The family bathroom is fully tiled to the walls and furnished in a 4 piece white suite comprising a low flush wc, hand wash basin vanity unit, shower enclosure with thermostatic shower and jacuzzi bath. With 2 chrome ladder style heated towel rails and uPVC window.

### OUTSIDE

To the front of the property is a gated tarmac driveway and an area of garden leading to the front door access. To the rear is a substantial garden with deck and raised pond leading to a further lawned garden.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All





### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave our Elland office via Southgate and turn left at the roundabout onto Elland-Riorges Link. Proceed straight ahead at the next roundabout and on reaching the figure of 8 roundabout take the third exit onto Elland Lane. Proceed along Elland lane past the hospital where the road becomes Lower Edge Road and the subject property can be found after a short distance on the left hand side.

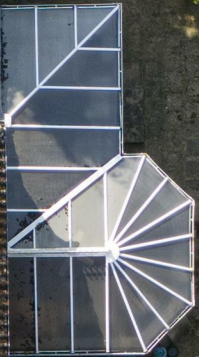
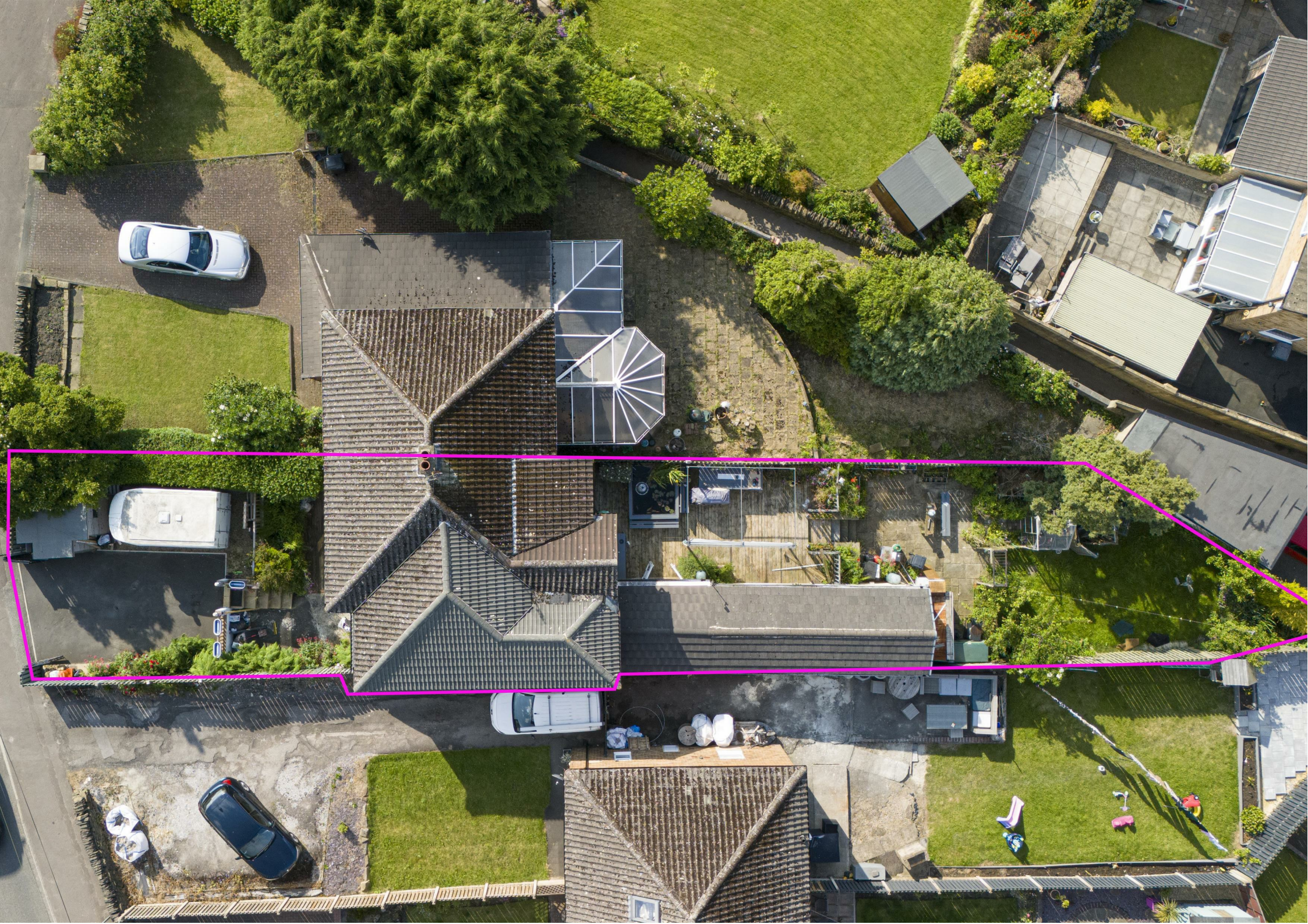
### TENURE:

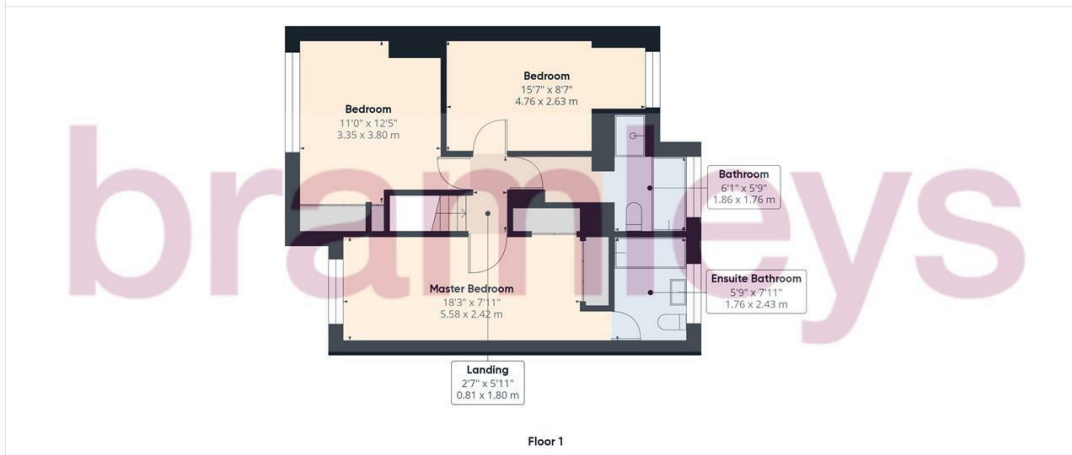
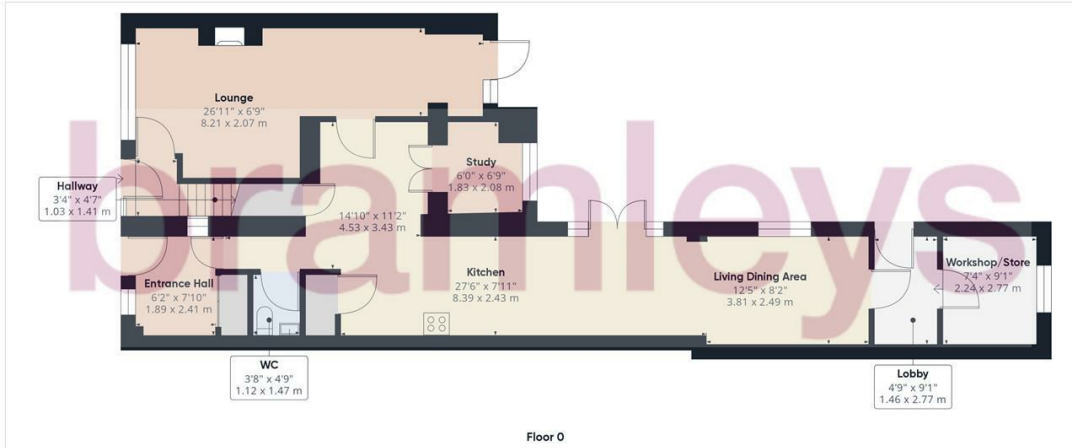
Freehold

### COUNCIL TAX BAND:

Band C







Approximate total area<sup>(1)</sup>  
 1537.91 ft<sup>2</sup>  
 142.88 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	